



/// SUBJECT TRACT

PENDING CASE

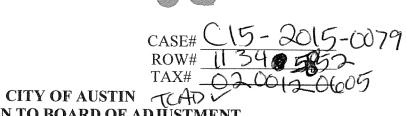
ZONING BOUNDARY

CASE#: C15-2015-0079

Address: 2909 E 3RD STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



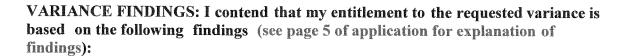


### APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.
STREET ADDRESS: 2909 E. 3 <sup>rd</sup> St.
LEGAL DESCRIPTION: Subdivision – Govalle
Lot(s) 8 Block 3 Outlot 29 Division O Hartwell
I/We <u>Joseph &amp; Amanda Wilzbacher</u> on behalf of myself/ourselves as authorized agent
for affirm that on _April 17, 2015, hereby apply for a
hearing before the Board of Adjustment for consideration to:
(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)
X_ERECT ATTACH COMPLETE REMODEL _X MAINTAIN
Code 25-2-774/Two-Family Residential Use: Seeking variance to allow 2 dwelling units on lot less than
7000SF. Lot size is 6785SF, 215SF less than currently allowed. There is currently a primary residence and a
$2^{nd}$ structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the
existing footprint. It does have 2 separate sink areas required for grandfathering consideration.
Code 25-2-943/Substandard Lot: Lot is exempt from this particular code because it was originally subdivided in October 1942, well prior to the March 1946 requirement. Supporting evidence is included.
in a <u>SF-3-NP</u> district. (GoValle) (zoning district)
NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application

being rejected as incomplete. Please attach any additional support documents.



### **REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This property is zoned for Single Family, but remains very close to Cesar Chavez and Pleasant Valley which present opportunity to densify and strengthen walkability. This area of the Govalle neighborhood is close to many commercial and recreational establishments including Restaurants, banks, Lady Bird Lake, Kreig Field, and schools. Young families could reside here and also have the ability to house their older children or aging parents in a secondary dwelling. As evident by the rezoning of lots 11 & 12 on the same block which will be used for multi-family condos, there is acceptance for the aforementioned densification and enhancement in walkability in the area.

### **HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The lot is slightly less than the 7000SF required for a secondary dwelling but has a secondary dwelling already existing. This dwelling is not inhabitable and needs to be rebuilt/upgraded to be functional and safe.

The secondary dwelling will provide a unit that can be used by older children or aging parents who may need support from their family and allows maintaining a family unit on one lot.

(b) The hardship is not general to the area in which the property is located because:

The Govalle/Johnston Neighborhood Plan has not adopted 2<sup>nd</sup> residential dwellings however surrounding homes, neighborhoods and a large portion of Austin have allowed additional living structures on one lot, enhancing the quality of the property and Austin, in general. This lot already has a purposed secondary unit and since the allowable lot size is ever slightly less than allowed, the 2<sup>nd</sup> unit should be considered for grandfathering in lieu of/in conjunction with the allowable SF variance. In 1976 the back unit was permitted with bathroom and kitchen (two sinks).

### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new construction will adhere to all regulations on setbacks and height. It will maintain architecture style that is congruent with the new construction in the neighborhood already. It will also attempt to demonstrate resource efficiency and environmental awareness through landscaping and possibly solar arrays and water capture systems. These proposed changes will also comply with the goals of the Govalle/Johnston neighborhood plan to rehabilitate existing and deteriorating housing stock. This variance provides single family housing with the possibility of extended family, densification, walkability, and rehabilitation.

Updated 1/15

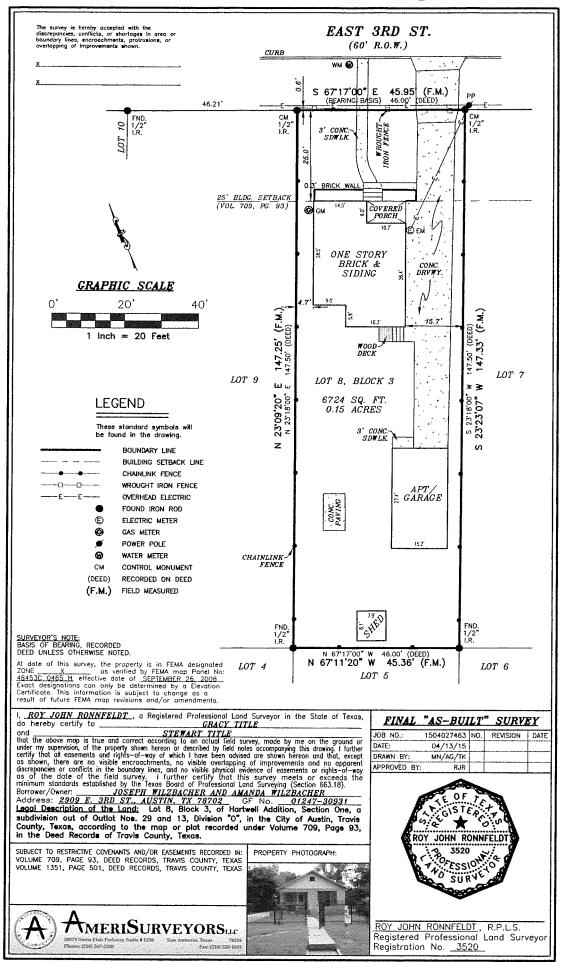
### **PARKING:** (Additional criteria for parking variances only.)

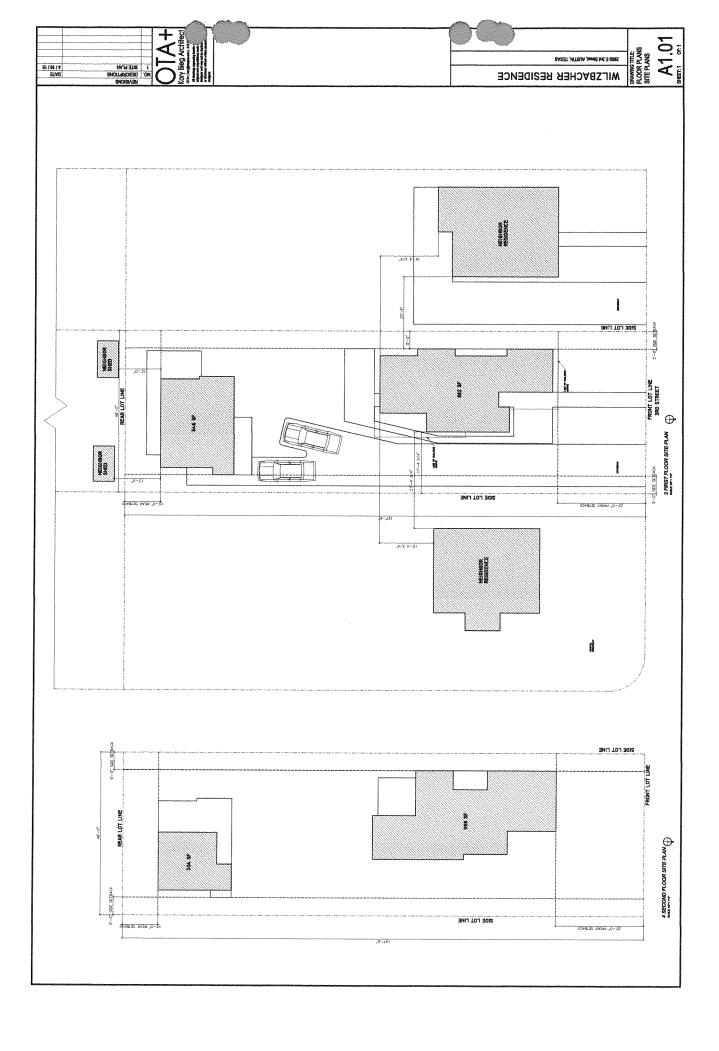
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1.	Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
2.	The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3.	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4.	The variance will run with the use or uses to which it pertains and shall not run with the site because:
AP	OTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.  PLICANT CERTIFICATE — I affirm that my statements contained in the complete placetion are true and correct to the host of months and the latest of the
Sign	Mail Address 4212 Greystone Dr.  No. State & Zip Hustin, TX 78731  Phone 512-773-7788 Date 4/17/15

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application

are true and correct to the best of my known	owledge and belief.
are true and correct to the best of my knew	Mail Address 4212 Grystone Dr
City, State & Zip Austin 7	X 78731
Printed be Wilzbacher	Phone 512-773-7788 Date 4/17/15





### Heldenfels, Leane

From:

Anne Manassero < anne manassero (anne manassero)

Sent:

Tuesday, May 26, 2015 4:06 PM

To:

Heldenfels, Leane

**Subject:** 

614 and 618 Blanco BOA Meeting on June 8th - Request for Postponement of Hearing

Dear Leane,

I am writing to formally request a postponement of the hearing by the Board of Adjustments regarding the filing of application for administrative approval for the following project:

Case Number: SP-2015-0166C
Project Name: The Stonewall
Project Location: 700 Blanco Street

Applicant: Doucet & Associates, Ted McConaghy Owner: Arbol Lindo, LLC, James Schoenbaum

I am the owner of the property at 612 Blanco Street in Austin. I am an interested party as my property is directly impacted by the Stonewall project and shares a property line with it. I am requesting a postponement of the June hearing by the Board of Adjustments considering a variance waiver to the compatibility requirements set forth in the Castle Hill Historic District Preservation Plan and Design Standards.

I reside full time in California and am unable to return to Austin to attend the June meeting due to the fact that our organic, family run farm also serves as a special events venue. I have two prior scheduled events both around and actually on the June 8th meeting date. These are both large events that have been long scheduled. As we are family owned and operated, I do not have anyone who can step in and run the events in my stead.

I greatly want to attend the BOA meeting regarding this issue as my property will be significantly impacted by the Board of Adjustments decision regarding this project.

Thank you for your consideration in this matter.

Sincerely,

Anne Manassero (714) 488-5128

### Heldenfels, Leane

From:

Joseph Wilzbacher Wilzbacher Comal.

Sent:

Tuesday, May 26, 2015 10:32 PM

To:

Heldenfels, Leane

Subject:

Re: 2909 E. 3rd Board of Adjustment problems is Language.

Leane,

Sorry for the continuous bombardment.

I wanted to share the Cover Letter to see if this was appropriate.

Please see below and advise if not what you were suggesting.

Much appreciated!

Joe

Cover letter
June 8, 2015

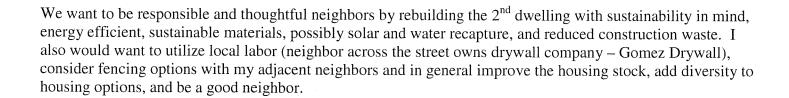
City of Austin Boards and Commissions Board of Adjustments

Re: 2909 East 3<sup>rd</sup> St. Austin, TX 78731

Dear Board,

My wife and I Amanda were seeking out a location in East Austin to build a new home that eventually we could move into knowing that these locations in the core of Austin will no longer be affordable 5-10 years from now. We want to be able to easily access (walk/bike) and enjoy the parts of Austin we care about such as the lake, parks, restaurants, and various downtown activities. We noticed this home and what lured us in was  $2^{nd}$  dwelling that could be used for family/relatives as advertised in the listing summary. That is what made this a lot a viable option for us to afford and meet our needs.

The 2<sup>nd</sup> unit was built supposedly with a permit in early 1970's as a single unit for the original owner (Grandfather Tanilo). He couldn't find the permit but shared pictures of the unit and described the simple layout of kitchen, bathroom, shower, and shop area.



I'm seeking a variance on Code 25-2-774/Two-Family Residential Use:

Variance to allow 2 dwelling units on lot less than 7000SF. Lot size is 6785SF, 215SF less than currently allowed. There is currently a primary residence and a 2nd structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the existing footprint. It does have 2 separate sink areas required for grandfathering consideration. I also walked the block trying to speak to as many neighbors as possible and none of them had issues with rebuilding a 2<sup>nd</sup> dwelling.

Thank you for your consideration.

Respectfully, Joe Wilzbacher

On Tue, May 26, 2015 at 5:55 PM, Heldenfels, Leane < Leane. Heldenfels@austintexas.gov > wrote:

It will be too late for this hearing – do you want to postpone and do both at the July hearing? Or if you think you'll do more than 50% value remodel to the 2<sup>nd</sup> unit (see attached), do you think we can add setback to this notice? Then can stay on for June – they may not grant it – they may say come back and get your special exception and just remodel up to 50% or meet the 5' side setback when/if you reconstruct –

Leane

From: Joseph Wilzbacher [mailto:jwilzbacher@gmail.com]

**Sent:** Tuesday, May 26, 2015 3:17 PM

To: Heldenfels, Leane

Subject: RE: 2909 E. 3rd Board of Adjustment public notice language

Ok, I'll add a cover letter and put into pdf to make easier to print, etc
I'll get pictures assembled and if I need to submit the special exception is it too late for that or can I still do so in this review?

Thank you!

### 2909 East 3<sup>rd</sup> Variance

June 8, 2015

**Board of Adjustments Boards and Commissions** City of Austin

Re: 2909 East 3<sup>rd</sup> St. Austin, TX 78731



to afford as well as meet our needs. was the  $2^{nd}$  dwelling that could be used for family/relatives as advertised in the listing summary. That is what made this lot a viable option for us parts of Austin we care about such as the lake, parks, restaurants, and various downtown activities. We noticed this home and what lured us in location is in the core of Austin will no longer be affordable 5-10 years from now. We want to be able to easily access (walk/bike) and enjoy the wife and I Amanda were seeking out a location in East Austin to build a new home that eventually we could move into knowing that this

materials, possibly solar and water recapture, and reduced construction waste. We also would want to utilize local labor (neighbor across the We want to be responsible and thoughtful neighbors by rebuilding the  $2^{nd}$  dwelling with sustainability in mind, energy efficient, sustainable permit but shared pictures of the unit and described the simple layout of kitchen, bathroom, shower, and shop area. The 2<sup>nd</sup> unit was built supposedly with a permit in early 1970's as a single unit for the original owner (Grandfather Tanilo). He couldn't find the

street owns drywall company – Gomez Drywall), consider fencing options with our adjacent neighbors and in general improve the housing stock, l diversity to housing options, and be a good neighbor

re seeking a variance on Code 25-2-774/Two-Family Residential Use

possible and none of them had issues with rebuilding a 2<sup>nd</sup> dwelling. does have 2 separate sink areas required for grandfathering consideration. I also walked the block trying to speak to as many neighbors as residence and a 2nd structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the existing footprint. It Variance to allow 2 dwellings on lot less than 7000SF. Lot size is 6785SF, 215SF less than currently allowed. There is currently a primary

Thank you for your consideration.

Respectfully, Joe Wilzbacher

# Land Development Code Variance Variance

### Code 25-2-943 substandard lot (Plat registered prior to 3/15/46 - see slide 8) Code 25-2-774 Two-family Residential

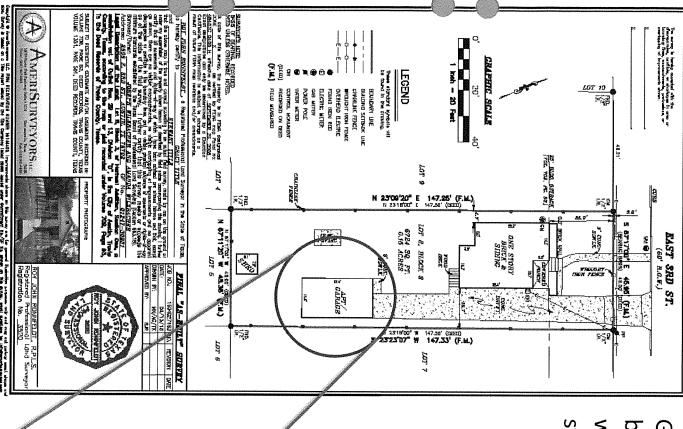


2909 Listing was marketing as a 2 in 1 opportunity for multigenerational. Main Home and guest house.



home is separate SqFt

### Current Survey and 2<sup>nd</sup> Unit

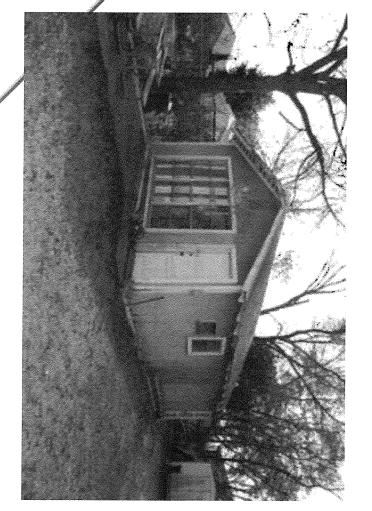


D'.4'

CARACE

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Garage Apt was constructed in the 1970's. The building is not structurally sound to remodel but would better improve the neighborhood housing stock with a rebuild.



### Neighbors

Not a single neighbor I spoke to had issue with the building an improved back unit to replace the run down existing garage apt.



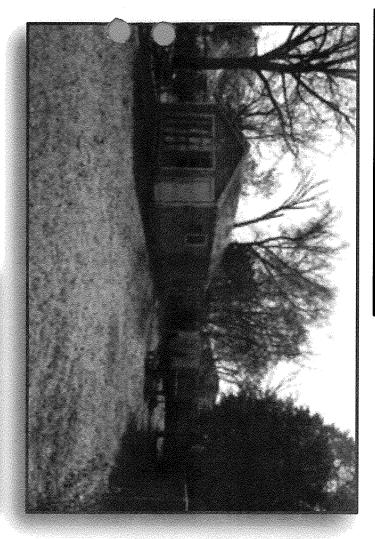


Development Cook The variance would allow the ability to Rebuild the Science of Josephin, to utility to i. The Interest to the Interest of Adjustment regarding Section 25-2-744 of the Land

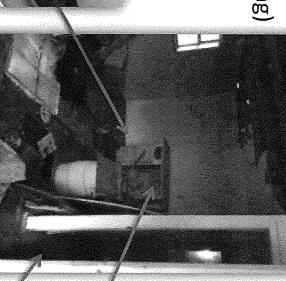
haplace the of loop interest groups apartment

By signing this form, I understand that I am declaring my support for the variance being requested.

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dentificación combination		一 2005 かいかい			
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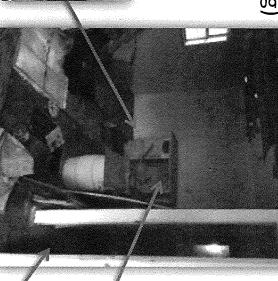


Main Room



Gas for stovetop (kitchen area)

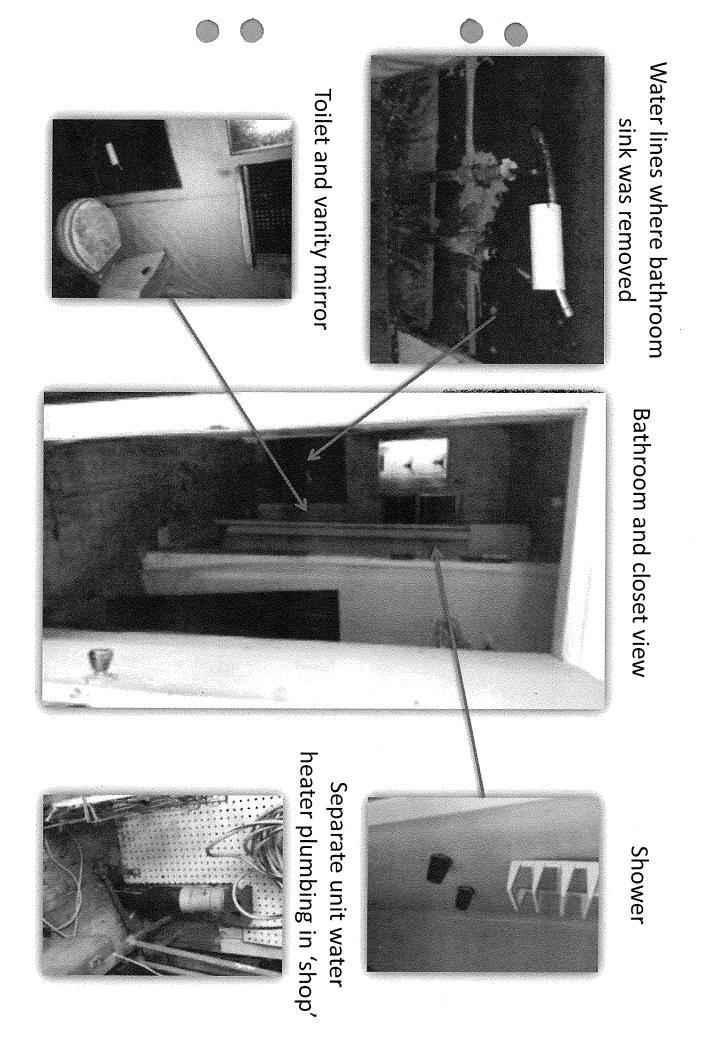
(Kitchen/Living)



Kitchen Sink





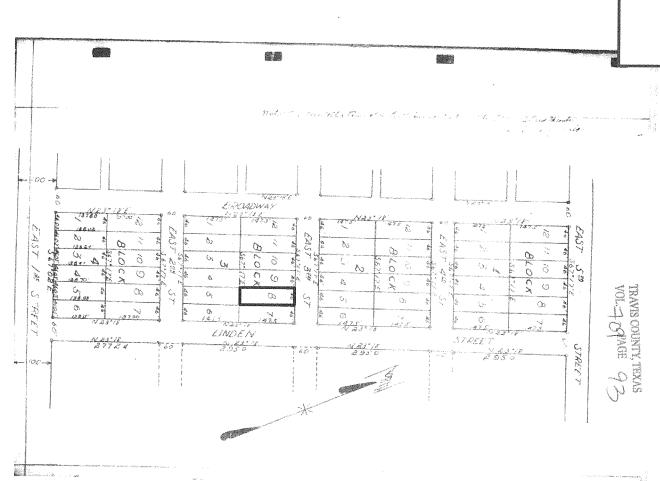


# Govalle/Johnson Terrace Combined Neighborhood Plan

mthat are adjacent to single family uses, but are currently used for more intensive land uses such as industrial or commercial. This plan recommends multi-family uses on these tracts to promote compatibility, as well as greater housing opportunities. closer to the periphery of the neighborhood such as on Pleasant Valley and Oak Springs key planning principles to: roads. Another significant use of multi-family recommended on this FLUM are on larger tracts kinds of locations in this planning area. Firstly multi-family is recommended on tracts located Multi-Family Developments: Multi-Family land uses are recommended mostly in two different The encouragement of multi-family development in select locations is reflective of the plan's

- in locations that minimize conflicts with lower density single-family neighborhoods Encourage higher density residential developments to locate near major intersections, and
- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- ■Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods.

Code 25-2-943 substandard lot Subdivision Plat registered in 1942 (prior to 3/15/46) Lot width  $\rightarrow$  46'



BOLDING THE PRESENT

Dete: 10-02-42 Approved by Clay Flan Comminator:

TATURE

Date: 10-51-42

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City of Austin, I have eleved and do hereby close and abandon all platfet alleyo shown on Ogdimmanne passed Segionber 18th, 1942 and Excepted if 1802 for year 566, Vettrame Book, same be of record on note. And with the expressed of the fits of Austra, as evidenced by an provisions of said brainsace. any plot of any such former subdivision of asis premines, or any pare abovery aucheor to sh of said predises of eny part thereof still may neve been purported to here been ande, whethap plat, and here absonced and to by this interpasent, expressly abandes any former subdivising and I to hemohy decitioned to the replife oils of said somethy course named and choose on wald

coverants running with the land, unless before or after the reporting of this girt,  $\Gamma_{\rm c}$  as ship of seld premises, which are bereineften sea out, whi of which are bareby declared to be to character of improvementa, location thereof on sold lock and the use, occupency and owner All loss in anid condivision are hereby impressed with the coverants of restrictions as

> se dovernous running with the land and such restrictions shall be deemed incorporated in ing on the purewaser and on his helps, executors, conteletrators and rendeen, and each of this following restrictions with respect to each lot, in this adddivision chall epoly, be bindwillen may otherwise he deemed advantageous to enid pramises, which right I reserve, the each deed so though written therein word for word. ment abould be so brashed became of changed conditions which may coom in the future, or restrictions on some lot or lots owned by me, or heresfier wold by me, which in my judgobsass, sodify or waire, in the deed or deeds of conveysnes, some one or ours of the hereemmer at self precises, for symmit, my heirs, meetgos and legal representatives shell after, imerber listed restrictions, or unless I shall herester modify, chause or weive the

Caid coversats are as follows, to-wit;

and will of the perstment buildings shall be see hook at least 25 feet from the front pro-One Thousand and ma/160 Bollars (\$1000.00) Any residense (excludin. from corobes and seepal perky line of said lot or lots. rancery, or studen construction and rack? by of orieins and to use owner of all beare one residence shall is erected apon any low, and said residence shall trong as the street lors factor despt on Seat First Screet, and bloom foothe North on East Sirth Street, only upon soleb exid lot froms. No fraidence shall be of nor exactnotion, los So les in the castely takes shall be ased except for realished surposes, excepting

leased, or rented to any person of African deceant, or be held in any way by or for any such No part of said presises shall ever be, destayed, or in any way transferred, destased,

or both, to entoin such viciotions, and so collect demages, if any, sustained by him. ownibs a low in title addition to institute and prosecute proonedings, in less by in equity, by Fe in the canner hereinbefore stated, it shall be leaful for as, or any other person any new or wore of these restrictions or coverent Wallok were not been relyed or wostried Should the owner or other party in passession of ony law violate or assumpt to violate

Faul C. Simmer (Owner) and Times

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acknowledged to me that he executed the wame for the purposes and acceldenation charein known to me to be the perion whose heave is makecribed to the foregoing instrument, and Sefore me, the undersigned authority, on thic day personally appeared faul 0, Cimes

Ofwent under my band and amal of office at austin, Texas, this the Noth thy of Gataber

Pearl Vasterling

(Notery Seal) ,

Nothry Public, Frath County, Texas.

filed for Record Sov. 4, 1962 on 11:00 A. M. Recorded Mov. 5, 1942 at 3:20 P. M.

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STANKS AN ALMOO

KRICH ALL ME BY THESE SEENISHES

to me each in head paid by the Brentes hereinsthor named, out of her expersts funds and estate, the reselpt of which is hereby asknowledged and confuseed, and for which so link tion of the sum of Ten and 00/100 (\$10:00) Dollars and other good and valuable consideration That I, T. C. Steiner, of Travia County, in the State of Teres, for and in considera-

TRAVIS COUNTY, TEXAS VOL-70PAGE 93 5 ±5 | 567°/7', | 46 | 46 EAST STREET Porter of the condition of which is this on the 1.26, 14. The season of the season BLOCK 5 6% 4 \$ EAST 42 ST 12 BLOCK EAST 360 46. 9 BLOCK 3 5 EAST 200 6. 46. 46. 46. ST EAST / STREET

Section 1

Approved by City Plan Commission:

Date: 10-22-42

Date: 10-22-42

Date: 10-:2-42 & Schul

Member

Date: 10-20-43

9 B Marden.

Henhan

Aproved For Acceptance, Date: 10-22-42

Emother

J. E./Motherel, City Engineer, austin, Texas

Surveyed in September 1942 by

O. Leonard, Licensed Civil Engineer, 501 West 15th St. Austin, Texas

Ph.9093; Scale:  $1^n = 100^n$ ;  $\theta = Denotes Iron Pipe; Drawn by Eugene J. Wilson.$ 

THE STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY PASSE PRESENTS:

That I, Paul C. Simms, owner of the hercon subdivided trust of land, hereby adopt this plat as my subdivision, known as Hartwell Addition, Section one, and being a 10 acre tract of land, lying partly in Cutlot 29 and partly in Cutlot 13, Division "C", of the Comernment fracts adjoining the City of Austin and now lying within the corporate limits of sold City of Austin, Travis County, Texas, and being conveyed by Margaret L. Peck, of al, to Paul; C. Simme, by deed recorded in Book 700, page 329, of the Deed Records of Travia County, Texas, and I hereby adopt this plet as my subdivision and hereby subdivide into four blocks e. 3h of which is divided into 12 lots and including in said Subdivision certain streets known respectively as Broadway, Lindan St. and East 1st, 2nd, 3rd, 4th, and 5th Stroets, as far as my intere t may appear. The dimensions of said lots, blocks and acreets in said subdivision ere hereon shown on the plat or map this day adopted by me.

And I do hereby dedicate to the public all of said streets above named and shown on said plat, and have abandoned and do by this instrument, expressly abandon any former subdivision of said premises or any part thereof which may have been nurported to have been made, whether same be of record or not. And with the approved of the City of Austin, as evidenced by an Ordinance passed September 18th, 1942 and recorded at Book "L", page 284, Ordinance Book, City of Austin, I have closed and do hereby close and abandon all plat∉ed alleys shown on any plat of any such former aubdivision of said premises, or any part thereof, subject to the provisions of said ordinance.

All lots in said subdivision are hereby impressed with the covenants of restrictions as to character of improvements, location thereof on said lots and the use, occupancy and owner ship of said premises, which are hereinafter set out, all of which are hereby declared to be covenants running with the land, unless before or after the recording of this plat, I, as

wher of said premises, for myself, my heirs, assigns and legal representatives shall alter change, modify or waive, in the deed or deeds of conveyance, some one or more of the hereimafter listed restrictions, or unless I shall hereafter modify, change or waive the restrictions on some lot or lots owned by me, or hereafter sold by me, which in my judgment should be so treated because of changed conditions which may occur in the future, or which may otherwise be deemed advantageous to said premises, which right I reserve; the following restrictions with respect to each lot, in this subdivision shall apply, be binding on the purobaser and oh his heirs, executors, administrators and vendees, and each of the as covenants running with the land and such restrictions shall be deemed incorporated in each deed as though written therein word for word.

Seld covenants are as follows, to-wit:

No lot in this Subdivision shall be used except for residence surposes, excepting lots facing South on East First Street, and tiose facing North on East Fifth Street, Only one recidence shall be erected upon any lot, and said residence shall front on the street upon which said lot faces. No residence shall be of box construction, but shall be of frame mesonry, or studeo donatruction and shall be of original does to the owner of at least One Thousand and no/100 Dollers (\$1000.00) Any residence (excluding from porches and steps) and all of the pertinent buildings shall be set back at least 25 feet from the front property line of said lot or lots.

No part of said premises shall ever be, conveyed, or in any way transferred, demised, leaned, or rented to any person of African descent, or be held in any way by or for any such

Should the owner or other party in possession of any lot violate or attempt to violate any one or more of these restrictions or covenants (which have not been waived or modified by me in the manner hereinbefore stated, it shall be lawful for me, or any other person owning a lot in this addition to institute and prosecute proceedings, in law or in equity, or both, to enjoin such violations, and to collect damages, if any, sustained by him.

Paul Jimms.
Paul C. Simms (Owner)

THE STATE OF TEXAS COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Paul O. Simma, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at Austin, Taxas, this the 10th day of Cotober, A. D. 1942.

Pearl Vesterling

(Notary Seal)

Notary Public, Previs County, Texas.

Filed for Record Nov. 4, 1942 st 11:00 A. M. Recorded Nov. 5, 1942 at 3:20 P. M.

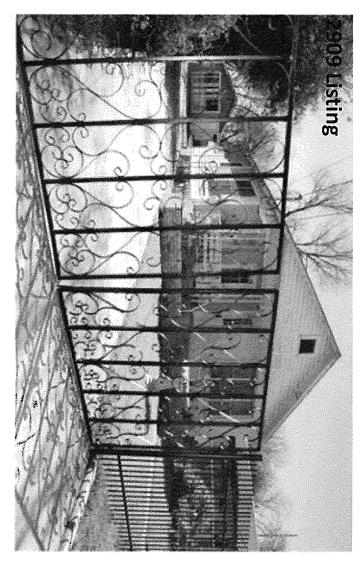
0-------THE STATE OF TEXAS KNOW ALL MAN BY THESE PERSENTS: COUNTY OF TRAVIS

That I, T. C. Steiner, of Travis County, in the State of Texas, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to me cash in hand paid by the grantee hereinafter nesed, out of her separate funds and sstate, the receipt of which is hereby asknowledged and confessed, and for which me lie

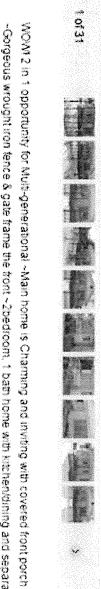
## Land Development Code Variance Variance

## Code 25-2-774 Two-family Residential

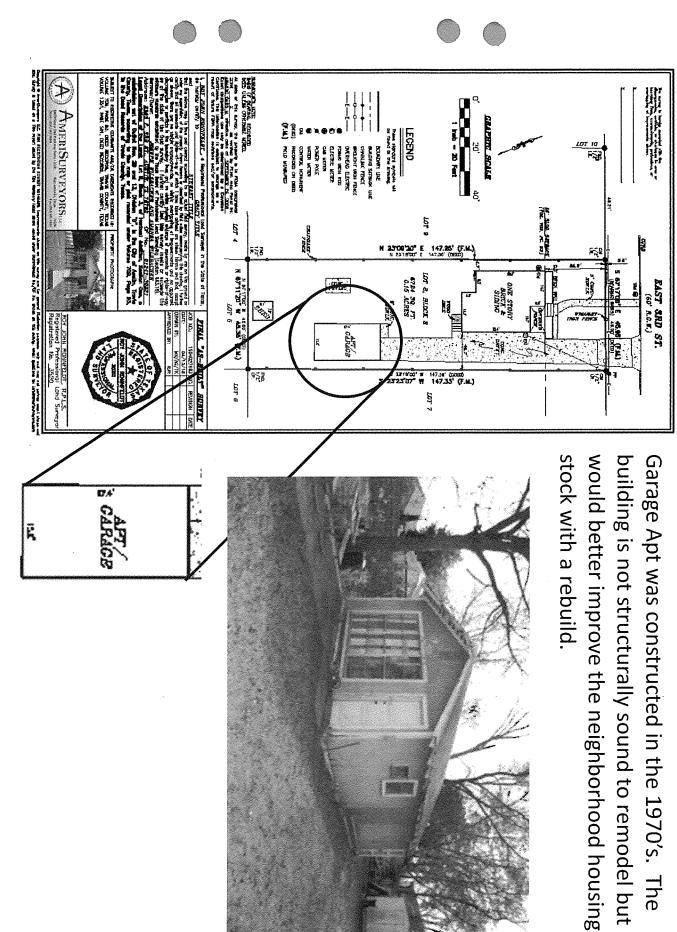
Code 25-2-943 substandard lot (Plat registered prior to 3/15/46 — see slide 8 )



2909 Listing was marketing as a 2 in 1 opportunity for multigenerational. Main Home and guest house.



home is separate SqFt refurbishing) -Beautifully treed, large, deep lot (45x147) -Additional storage in back -Fully fenced yard -guest living area -- Utility room off kitchen -2nd is 1 bed/1 bath guest house with plumbing & electrical (needing much -Gorgeous wrought iron fence & gate frame the front ~2 bedroom, 1 bath home with kinchenidining and separate



# Govalle/Johnson Terrace Combined Neighborhood Plan

such as industrial or commercial. This plan recommends multi-family uses on these tracts to that are adjacent to single family uses, but are currently used for more intensive land uses closer to the periphery of the neighborhood such as on Pleasant Valley and Oak Springs promote compatibility, as well as greater housing opportunities. roads. Another significant use of multi-family recommended on this FLUM are on larger tracts kinds of locations in this planning area. Firstly multi-family is recommended on tracts located Multi-Family Developments: Multi-Family land uses are recommended mostly in two different

in locations that minimize conflicts with lower density single-family neighborhoods Encourage higher density residential developments to locate near major intersections, and

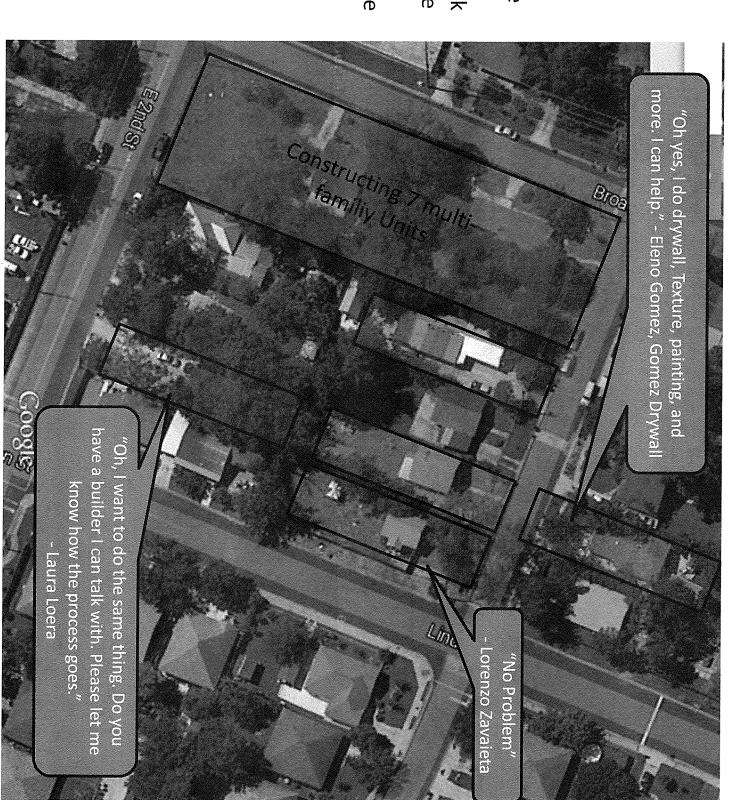
key planning principles to:

The encouragement of multi-family development in select locations is reflective of the plan's

- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- tracts in established neighborhoods. Encourage the development of affordable single-family and multi-family units on vacant

### Neighbors

Not a single neighbor I spoke to had issue with the building an improved back unit to replace the run down existing garage apt.





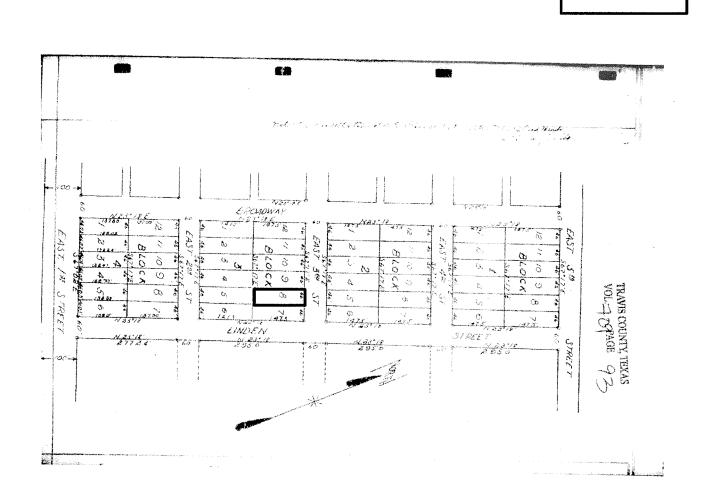
bevelopment Code. The variance would allow me the ability to rebuild the secondary dwelling to utilized have. It is lamidated or now constant haple the on apidated grown apartment I. Obc Lo.) Lower Lower Community Section 25.2.74 of the Lord

By signing this form, I understand that I am declaring my support for the variance being requested.

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Code 25-2-943 substandard lot Subdivision Plat registered in 1942 (prior to 3/15/46)

Lot width → 46′



MATERIALS TOTALISME

Approved by City Finn Commission;

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Date: 10-02-42

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drillennae masket beginater 18th, 1242 and recorded it book "1", nere 294, drinnane Back, provisions of said ardinance. any play of any wast former auddivision of said prantage, or any pare thereof, subject to the Sity of Ameria, I have whosed and do hereby clear and ubandon all placked select seven on same ha of record or not. And tath the approval of the Oley of another, as exidenced by an et said grantise or eny gert thereof which may bere been carported to here been sais, wearing plet, and have abandheed and in hi this instructest, expressly abandon any chesen subdivinion and I fo baraby deciries to the sublis oil of said acrosts shows moned and shown on asign

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> enali dest as though written therein word for word. as coverents runcin, with the land and such restrictions shall be desmed incorparated in ing on the purchaser and on his beirs, executors, wheleistreams and renders, and each of this following restrictions with respect to ench los, in wils subdivision shell apply be hindwhiteh any otherwise be demend advantageous to said premises, which right I reserve; the ment should be so treated because of observed conditions which may occur in the future, or restrictions on some lot or lots camed by me, or heresfier sold by me, which is my judgeimagter itsued rescribblons, or unless I shall hersefter nodify, ohenge or waits the shange, modify or waive, in the deed or deeds of conveyance, some one or more of the heres waser of said precises, for openit, by bairs, assigns and incol representatives shall slear.

Said corements ere as follows, to-wit:

and All of the pertinent anilaings shall be one work at least 25 feet from the front pro-Che Thomsent and no/185 Dollers (\$1000.00) day residence (excludia: fourt porches and steps) persy line of said low or lota. emparity or starre construction was such to all original about to the exper of all lears lows desten Could on East Mirst Darmet, and time fasten Morth in Mass Firth ditest, Only agos extos said lut faces. He residence abeil be of buy conversation, but event be se feese ome recidence stall to encouse upon any law, and note residence shall know or the street No los to this substitution whall be noted except for residence personnes, excepting

issaed, or rested to any person of african desount, on he held in any may by or for any such No part of soid greates shall ever be, correped, or is any way temperated, declared,

or both, to enjoin such violations, and to oblight damages, if any, suchwined by him. omsing a les in this addition to institute and prosecute proceedings, is law or in equity, by we in the manner bereichstore stated. It shall be isselul for me, or any other person any one or more of these restrictions or suremessis (which case not been restred or societied Should the owner or other purty in possession of any low violate or alleast to violate Paul Time

Paul C. Linna (Onner)

STAFFE SO SAMESO COME TO REPLY SEE

known to me to be the person whose seems is subscribed to the foregoing instrument, and ax present. neknowledged to me that he executed the same for the purposes and omediansitiza therein Sefore me, the undersigned activativy, on this day personally appoured Faul C. Simus

8. D. 1942. Stran under my hand and sact of office or number, lawse, this the lifth day of Condeer,

Pearl Vasterling

Filed for Resord Nov. 4, 1962 at 11:00 A. M. Seconded Nov. 5, 1962 at 8:20 P. M. (Notery Scal) Motory Public, Trevis County, Texas.

STATES & ALKERS CYNE SO INVESTIGATION

FELENGERS ESTEL AN MEN TITY MOUN

eskale, the receipt of which is hereby asknowledged and ponfuseed, and for which no like to me seah in head paid by the grantes hereimefter sumed, out of her asperate funds was tion of the sum of Ten and 00/100 (\$10,00) hellsry and other good and rainedle consideration That I, T. C. Steiner, of Travia County, in the State of Texas, for and in countagra-